



SWEDISH MEDICAL CENTER CHERRY HILL CAMPUS MAJOR INSTITUTIONS MASTER PLAN CITIZEN'S ADVISORY COMMITTEE

Meeting Notes

Meeting #15

May 15, 2014

Swedish Medical Center
550 17th Avenue
Cherry Hill Auditorium
Rooms A and B

Members and Alternates Present

Katie Porter	Patrick Angus	David Letrondo
Linda Carrol	Leon Garnett	Maja Hadlock
Dylan Glosecki	Laura Branigan	Laurel Spelman
J. Elliott Smith		

Ex-Officio Members Present

Steve Sheppard, DON	Stephanie Haines, DPD
Marcia Peterson,	SMC Christina Van Valkenburgh, SDOT

(See sign-in sheet)

I. Opening Comments and Housekeeping

The meeting was opened by Katie Porter. Brief Introductions followed. The meeting notes for meetings 13 and 14 were approved without substantive change

II. Brief Discussion of Pending Cuts in Transit Service

Staff was introduced to discuss the impacts of transit service changes to the Cherry Hill Campus. He noted that the first phase reductions will be rather unspectacular but the cuts that follow will be more problematic. Route 4 and 27 are eliminated but partially replaced with the street car. Route 211 is eliminated. This eliminates direct connections to the east side. Route 3 will eventually see a slight increase. The City is considering purchasing back some additional service house. None-the-less SMC will have to carefully evaluate both the impacts of these cuts and possible ways to mitigate this loss.

Swedish Medical Center
Cherry Hill Campus
Major Institutions
Master Plan Citizen's
Advisory Committee

**Committee Members
and Alternates**

Katie Porter – chair

Dylan Glosecki vice
chair

Lara Branigan

Leon Garnett

Maja Hadlock

Ashleigh Kilcup

James Schell

J. Elliot Smith

Laurel Spelman

Linda Carrol

*Swedish Medical
Center Non-
management
Representative*

Patrick Angus

David Letrondo

Dean Paton

Raleigh Watts

Ex-officio Members

Steve Sheppard

*Department of
Neighborhoods*

Stephanie Haines

*Department of
Planning and
Development*

Andy Cosentino

*Swedish Medical
Center
Management*

Christinia Van
Valkenburg

*Seattle
Department of
Transportation*



III. Public Comments

Comments of Bill Zosel – Mr. Zosel stated that the heights bulks and scale proposed for the campus is clearly greater than what the Seattle comprehensive plan envisioned. In addition he noted that Swedish Medical

Center has failed to meet its TMP Goals Twenty years after adoption of the last Campus Master Plan, Swedish Medical Center's Transportation Management Single Occupancy Use goals have not yet been achieved. This is not an urban center land that the addition of so much development, traffic generation and parking garages does not mesh with the established City goals. He encouraged both DPD and the Institution to look at other locations to accommodate the projected growth.

Comments of Bob Cooper – Mr. Cooper stated that the plan should be more comprehensive and look at both the Cherry Hill campus and the Providence system as a whole. Swedish Medical Center has made changes, but they are insignificant and come nowhere close to striking a reasonable balance. The reduction in total square feet of development in the various alternatives has not been significant. Heights must be reasonably related to adjacent development. Two hundred foot high rise towers are simply inappropriate within this low-rise neighborhood context. Feet height is inappropriate anywhere on this.

Comments of Ken Torp - Mr. Torp stated that he endorsed the comments of both Mr. Zosel and Mr. Cooper. The height bulk and scale of development is simply too great and must be reduced significantly. He noted that he has heard that Sabey had hired ex deputy mayor Tim Ceis to lobby the executive. He asked if this were true and, if so, whether it constituted a serious ethics violation.

Comments of Ellen Sollod - Ms. Sollod stated that she too felt that heights were inappropriate and passed out pictures of 200 foot building. She particularly noted the

Comments of Troy Meyers – Mr. Meyers reminded the Committee that Squire Park will hold a follow-on meeting to further discuss its positions.

Comments of Sonja Richter - Ms. Richter stated that the heights proposed are very much out of scale with the surrounding neighborhood. Several buildings have been under the current zoning that are 40 feet in height with allowances for sloped roofs. These buildings themselves are inappropriate and are very impactful to her home. The heights being proposed for campus are so far above these that they would be simply overwhelming. She asked for clarification concerning the amount of commercial development and what percentage of the projected growth is attributable to this rather than hospital development.

Comments of Aleta Van Patten – Ms. Van Patten noted that the commercial partner should not benefit from the special provisions of the MIO zone. She suggested that development be spread throughout the Providence Health Care System.

Comments of Abil Bradshaw – The height bulk and scale here is like a small downtown and is inappropriate.

IV Committee Discussion of height, Bulk sand Scale

Katie Porter briefly summarized the results of the last meeting. She noted that the meeting had dealt almost exclusively with the 18th Avenue half block and that the Committee had endorsed the following:

- 1) That height be limited to 37 ft. height;
- 2) That a minimum 25 ft. setback along the east property line be maintained;
- 3) That the building mass be separated into about 4-5 separate buildings;
- 4 That Swedish be encouraged to excavate the building(s) into the site to achieve lower height;
- 5) That there be a 5 ft. setback along Jefferson and Cherry as long as there is a street level transparency; and
- 6) That a partial street vacation in order to shift building mass west, be investigated.

John Jex was introduced to discuss Swedish Medical Center's reactions to these requests. He noted that the revised draft will not include four or five separate buildings. Instead it will continue to include the two building mass floor plates as shown in the previous version. Swedish also evaluated the 37 foot height request and determined that this request could not be accommodated without loss of critical space. He suggested that the conversation concerning this block needs to continue.

Various members expressed disappointment with The Swedish position. Dylan Glosecki noted that the Committee continues to be locked in a protracted disagreement with Swedish over this block. It may be that Swedish and the Committee simply cannot reach agreement on this block and will have different recommendations going forward to the Hearing Examiner. We need to look at the rest of the campus. Laurel Spellman agreed.

Discussion then progressed to the main campus. David Letrondo asked for clarification concerning development on the Seattle University site. Steve Sheppard stated that the Seattle University Master Plan designates this area as MIO 65. The area is presently developed with their athletic field and supporting buildings. No significant development was proposed for this site other than upgrades to the building along 15th. Katie Porter stated that the area along this boundary might be a location where greater development might be accommodated in exchange for reductions in heights in the rest of the Swedish Cherry Hill Campus. Dylan Glosecki agreed that greater height in this area might allow reductions on heights from 200 to 165 feet elsewhere.

Katie observed that the spire is a major visual focus and that reasonable heights should be measured against the height of that spire. Perhaps it should be considered the appropriate greatest height on the Campus. John responded that the tower is 150 feet and if you draw a straight line over to 15th that rises to 200 feet. For the neighbors east north and south the tower will be visible. From the west it will not.

Members noted that the only areas where greater heights might be appropriate would be in the Central block for the main hospital wing and possibly at the west block (between 15th and 16th) which is both downhill and adjacent to Seattle University. Laurel Spellman stated that whatever height is eventually identified for the west block, it should be uniform. She also advocated inclusions of public meeting spaces at the corner of 18th Avenue and Cherry Street.

There was brief discussion of the possibility of development in the area now devoted to the central plaza. Members noted that there might be more opportunity there for in-fill

development that might allow heights to come down everywhere on campus. Stephany Haines noted that this is designated as a major open space. Swedish reiterated previous statements that the parking garage that underlies this site was not designed to easily accommodate development above it and for this reason Swedish does not look favorably on this proposal. The central space has three; below-grade levels. The 160 feet height above those levels is needed for the patient bed needs.

V. Adjournment

No further business being before the Committee, the meeting was adjourned.